

UNAPPROVED
5-17-05

MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 25, 2004

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers, at the request of the applicant, MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ 2003-MV-036, ROUBIN ASSOCIATES, LLC AND MARY ANNE PEARSON SANKO REVOCABLE TRUST, TO A DATE CERTAIN OF APRIL 14, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Hopkins MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2003-DR-031, WINCHESTER HOMES, INC., TO A DATE CERTAIN OF APRIL 7, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner HOPKINS MOVED THAT THE BOARD OF SUPERVISORS BE REQUESTED TO DEFER THEIR PUBLIC HEARING ON THIS MATTER TO A DATE SUBSEQUENT TO APRIL 7, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Murphy MOVED TO FURTHER DEFER THE PUBLIC HEARING ON 2232-S04-3, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAMP 30, TO A DATE CERTAIN OF APRIL 7, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ 2003-LE-048, PCA 79-L-109-02, AND PCA C-448-30, GAYFIELDS ROAD ASSOCIATES, LLC, BE DEFERRED TO A DATE CERTAIN OF MAY 27, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M04-10, T-MOBILE, 3100 SOUTH MANCHESTER STREET, WOODLAKE TOWERS, AS SHOWN ON THE CONSENT AGENDA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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FS-H04-9 – OMNIPOINT (T-MOBILE), 12355 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY OMNIPOINT AT SUNRISE PLAZA, 12355 SUNRISE VALLEY DRIVE, IS IN SUBSTANTIAL ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232.

Commissioners Lawrence and Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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FY 2005 – FY 2009 CAPITAL IMPROVEMENT PROGRAM (CIP) (Decision Only)
(The public hearing on this application was held on March 18, 2004. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2005 THROUGH 2009, WITH FUTURE FISCAL YEARS TO 2014, WITH THE FOLLOWING AMENDMENTS:

FIRST, THE AMOUNT OF THE PROPOSED PARK BOND REFERENDUM SCHEDULED FOR THE FALL OF 2004 AND TARGETED FOR THE FAIRFAX COUNTY PARK AUTHORITY PROJECTS BE INCREASED FROM \$50 MILLION TO \$70 MILLION; AND

SECOND, THE BOARD OF SUPERVISORS REVISIT AND GIVE FULL CONSIDERATION TO A JUDICIOUS INCREASE IN THE ANNUAL TARGET OF \$200 MILLION FOR GENERAL OBLIGATION BOND SALES IN ORDER TO PERMIT THE COMPLETION OF CAPITAL PROJECTS.

Commissioners Byers, Lawrence, Lusk and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy noted there was only one case on the agenda:

1. RZ/FDP 2003-LE-047 - GAYFIELDS ROAD ASSOCIATES, LLC

This order was accepted without objection.

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RZ/FDP 2003-LE-047 - GAYFIELDS ROAD ASSOCIATES, LLC -

Appl. to rezone from R-1 to PDH-4 to permit land to be added to existing residential lots in Kingstowne, variance of the minimum district size and approval of the conceptual and final development plans. The residential density of the PDH-4 portion of Kingstowne is 5.0 dwelling units per acre (du/ac). Located in the northern parts of the affected lots which are located N.E. of the intersection of Darden Row and Alderman Dr. on approx. 7,402 sq. ft. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-3 ((11)) (3) 31A pt., 33A pt., 34A pt., 35A pt., 36 pt., 37 pt., 38 pt. and 39 pt. (Associated with RZ 2003-LE-048, PCA 79-L-109-2 and PCA C-448-30.) LEE DISTRICT.
PUBLIC HEARING.

Martin Walsh, Esquire, with Colucci, Lubeley, Emrich, and Terpak, P.C., reaffirmed the affidavit dated February 4, 2004. Commissioner Hart disclosed that his law firm had a pending matter with Mr. Walsh's law firm, but it would not affect his ability to participate in this case.

Commissioner Lawrence asked Chairman Murphy to ascertain whether or not there was anyone present who wished to address this application. There was no response, therefore, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Lawrence for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-LE-047 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-LE-047, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-LE-047, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A P-DISTRICT VARIANCE, PURSUANT TO THE PROVISIONS OF PARAGRAH 8 OF SECTION 16-401 TO ALLOW A PDH DISTRICT LESS THAN TWO ACRES IN SIZE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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The meeting was adjourned at 8:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on:

Clerk to the
Fairfax County Planning Commission